



**TRINITY CITY PLANNING & ZONING BOARD
MEETING**

**Tuesday, December 12, 2006
7:00 pm - 8:50 pm**

The Trinity Planning Board held their December 12, 2006 Regular Planning and Zoning Board Meeting at Trinity Memorial United Methodist Church, 7140 NC Highway 62, Trinity. A quorum was present.

PLANNING BOARD MEMBERS PRESENT: Chairman, Robbie Sikes; Planning Members David Albertson, J.R. Ewings, Linda Gantt, Vernel Gibson, Buddy Maness, Scott Norman and Melvin Patterson.

PLANNING BOARD MEMBERS ABSENT: None

OTHERS PRESENT: City Council member Karen Bridges, City Manager, Ann Bailie; Planning/Zoning Administrator/ Code Enforcement Officer, Adam Stumb; City Clerk/FO Debbie Hinson, Assistant City Clerk/Special Project Coordinator Diana Schreiber and members of the audience.

ITEM 1. Call to Order

Chairman Sikes called the December 12, 2006 Meeting to order at 7:03 p.m. and welcomed those in attendance.

ITEM 2. Pledge of Allegiance

Chairman Sikes led the Pledge of Allegiance.

ITEM 3. Invocation

Planning Board Committee member Gibson gave the invocation.

ITEM 4. Approval of Minutes

Chairman Sikes called for any changes, corrections, or additions to the Minutes of November 28, 2006.

Planning member Buddy Maness made a motion to accept the November 28, 2006 minutes as written, seconded by Member Ewings and approved unanimously by all Planning Members present.

ITEM 5. Public Comments Section

Any comments not listed on agenda were requested by Chairman Sikes. Hearing none, Chairman Sikes closed the Public Comments section.

ITEM 6. Initial Zoning Request #Z06-06CZ

a. Engineer's Report

Mr. Adam Stumb, City Planner, requested City Engineer, Randy McNeill to review the Hopewell Village as the proposed annexation project. Mr. McNeill emphasized that the City's objectives for sewer infrastructure installations are to serve existing residents, accommodate new residents and generate revenues to pay for the capital investment debt; ultimately becoming self-supporting in revenue sources. Every 600 new homes that are connected to the sewer system generate one-time capacity fees of \$600,000 (\$1,000 per household) and annual sewer service collections of \$270,000; these homes use 10% capacity of the Thomasville sewer (one million gallon capacity) but generate 34% of the revenues needed to pay for the sewer debt accumulated by the sewer projects. Mr. McNeill focused on the potential expandability of current sewer systems. McNeill emphasized that new developments help to alleviate the debt burden on existing residents by sharing the burden of financing current and future sewer costs over more households.

Two maps were presented. Mr. McNeill provided a brief overview of Trinity's 15 million sewer bond program consisting of several phases. The first map indicated the five phases of sewer bond projects. The second map indicated current engineering plans for two pump stations located in Phases 2 and 3 with a tentative Morris Road Pump Station in the Southeast quadrant (yellow/peach map denotations).

A discussion of two letters followed. One consisted of a cost comparison of extending sewer mains to the Morris Road property and uphill properties west and north of the Morris Road property completely with city funds and then with developer's subsidization.

A discussion of pump stations indicated that if the city annexed the Hopewell Village property, two pump stations could be eliminated providing the city with a cost reduction of approximately \$1,735,000 when service was provided to the Red Fox Road and Evergreen Acres areas. This single station is proposed to be located where three creeks converge on Morris Road. Outfall lines would be expanded to accommodate the increased flow at the Morris Road Pump Station. An estimated 600 homes could be served in the proposed annexation area. An estimated service area expansion in-city would consist of 590 acres with 275 parcels; estimated homes served are 205. Out-of-city service expansion includes 472 acres with 50 parcels in the service area consisting of 35 homes. The total cost of extending mains to Shannon Drive, Red Fox Road area, and Evergreen Subdivision (including the pump station at Morris Road) would be \$4,710,000; the cost of extending mains to the same areas after the Morris Road property pump station, forcemain, and outfalls are installed is estimated at \$2,975,000. The total cost for development is estimated at \$4.7 million with the developer paying \$2.9 million. Sewer extensions to entire area, assuming the Morris Road property is not developed represents a total budgeted amount of \$4,710,000.

Sewer extensions to serve existing areas within the City after the Morris Road property develops, eliminating the need for Phase 3 pump station after the Morris Road Property pump station, forcemain and outfalls are installed is estimated at \$2,975,000. The cost savings represented by the construction one pump station versus two is approximately \$1,735,000. Refer to Attachment (A): Davis-Martin-Powell & Associates, Inc. letter dated 10/9/06, Re: City of Trinity, Sewer Service to Morris Road Property, DMP Project E-3914 (BF).

A second discussion focused on the costs associated with Phase 2/Welborn Road System and Phase 3/Lakecrest System. Total of the budgeted items is \$665,000 which would be eliminated if only the Morris Road Pump Station, forcemain and outfall are installed. A net cost savings for the City of \$161,000 results to build one pump station versus two pump stations. Refer to Attachment (B): Davis-Martin-Powell & Associates, Inc. letter dated 10/9/06, Re: City of Trinity, Sewer Service to Morris Road Property, DMP Project E-3914 (BF).

Davis Martin Powell has assisted the developers with information on how this property could be served, property survey, and survey for dedicated easements for professional easements.

b. Fire Department Report

Fire Chief Brian Cox, Guil-Rand Fire Department, reviewed a handout concerning Hopewell Village. The findings indicate fire hydrant requirements, water supply requirements and recommendations, fire department access and roads, and NC Department of Insurance grading. Archdale will continue to be graded separately. By requiring stringent hydrant and water supply requirements in new developments, it is expected that Trinity will improve its NC Department of Insurance grading implying lower homeowners' insurance costs, city-wide.

The handout follows.

Hopewell Village

Fire Hydrant Requirements

The water supply requirements for the residential portions of Hopewell Village will range from 1000 GPM to 1750 GPM depending on the type of structure and density. The flow required for single family homes is 1000 GPM and the flow required for townhomes 1750 GPM. The spacing of hydrants on the plat drawing takes into account both the type and density of housing specified. The hydrants shown on the plat meet these minimum standards, and takes into account the practical aspects of firefighting such as the limitations of the maneuverability of fire trucks.

There is a proposed commercial parcel of land at the Morris Road entrance that is 3.2 acres in size. The fire flows for this type of occupancy could easily be 2,000 to 3,000 GPM. This will require 2 to 3 hydrants within 1,000 feet of the occupancy. Once the building is specified, an additional hydrant on Morris Rd. near the intersection will need to be installed if the fire flow is over 2,000 GPM. Keep in mind that adding sprinklers to this building will reduce the fire flow by 50% and eliminate the need for the third hydrant.

Water Supply Requirements and Recommendations (not a requirement, a good idea)

Morris Road provides a good location for the City of Trinity to improve the water system grid as it is a connector between Hopewell Church Road and Kennedy Road. This main should be sized larger than the minimum 6 inch supply line on Hopewell Church Road. To reduce the effects of friction loss in the water mains, the main entrances and the road that travels through the traffic circles should be no less than 8 inches. This would be a tremendous help especially if an easement could be granted to connect Shannon Woods subdivision to Hopewell Village. This would improve water supply to both areas. The size of the water mains on the dead ends where there are cul-de-sacs can be less than 6" past the fire hydrant.

Fire Department Access and Roads

In a nutshell, roads have to be a minimum of 26' wide and cul-de-sacs a minimum of 96' across. DOT will require that their minimum standards be met as well. No parking should be allowed on the streets and dumpsters should have concrete pad be placed so as not to interfere with fire apparatus.

Department Of Insurance Grading

Guil-Rand Fire Department recently was surveyed by The Department of Insurance. The City of Trinity sometime in the near future can have their grade separated from the rest of the fire district like the City of Archdale enjoys now. It appears likely that Archdale will earn a better insurance grade than the rest of the fire district. Trinity can have this same opportunity. However, to take advantage of the opportunity Trinity has to provide the services and infrastructure to merit the lower insurance grade. All of the requirements and recommendations here for Hopewell Village are in keeping long term goals of providing all the residents of Trinity a lower insurance grade.

Listed below are reference materials from the 2006 North Carolina Fire Code with street and hydrant requirements.

APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION C101

GENERAL

101.1 Scope. Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed.

SECTION C102

LOCATION

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

SECTION C103 NUMBER OF FIRE HYDRANTS

C103.1 Fire hydrants available. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C 105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

SECTION C104

CONSIDERATION OF EXISTING FIRE HYDRANTS

C104.1 Existing fire hydrants. Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

SECTION C105 DISTRIBUTION OF FIRE HYDRANTS

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Exception: The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

TABLE C105.1 NUMBER AND DISTRIBUTION OF FIRE
HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT"
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^c	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. * Locking device specifications shall be submitted for approval by the fire code official.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



FIGURE D103.6 FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least three means of fire apparatus access for each structure.

SECTION D104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.2 Buildings exceeding 62,000 square feet in area.

Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *International Fire Code*.

*D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

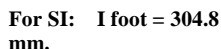
Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D 1 D103. 1
501-750	26	120 foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103. 1
Over 750		Special approval required

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

- 1. The minimum gate width shall be 20 feet (6096 mm).**



381

SECTION D 107

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

- 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 90.3.3.1.1, 903.3.1.2 or 903.1.3 of the *International Fire Code*, access from two directions shall not be required.**
- 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.**

c. City Staff Report

Rezoning #Z06-06CZ

Mr. Stumb, Planner, presented the rezoning's Powerpoint Presentation. Current zoning is RA (Rural Agriculture), the majority of the requested zoning revision is for RM (Residential Mix: single family, multi-family housing, 3U/acre) & CS (Community Shopping: retailing goods and services to the passing motorists and residents living in the area, designed with appropriate appearance, parking and design of entrances and exits to businesses in a manner to minimize traffic congestion) for 3.2 acre tract. This rezoning is a conditional zoning request allowing for public comment; planning board and city council can discuss conditions for type of use in number of units, etc.

Description of property: Aerial view of property was presented. Two creeks exist on property; no development will be permitted in flood hazard zones. Stormwater management features will be required in the high density development area intending to protect area from flooding.

Traffic Flow: Property fronts Morris Rd- Old existing easement touches Hopewell Church Rd that was for current property owner; Easement cannot be used at this time, must be renegotiated. Morris feeds into Hopewell Church Road; the road is designated as a major thoroughfare with I-85 connection. Input has been sought from NCDOT regarding maintenance but no final recommendations have been provided; NC DOT comments; recommend right/ left turn lane on Morris Road; intersection Hopewell Church Road/Morris Road and Morris Rd/Kennedy Road includes acceleration and turn lanes. Attendees are encouraged to review site plans.

Powerpoint Presentation displayed the site plan. Mr. Stumb discussed proposed conditions: #1 greenway construction along two major streams, #2 no manufactured homes, #3 no outbuildings or accessory structures, #4 no above ground pools, #5 fences limited to six foot of height, #6 design features focus on garage off-sets, or side/rear loaded garages, #7 vegetative buffer of 25' be maintained by homeowner association, #8 cemetery be maintained by homeowner association or another type of land conservancy. Refer to three Attachments: Permitted Uses listing, Proposed Conditions, and Planning and Zoning Staff Comments. Positive aspects of site plan are 72.67 acres of open/recreation space; 10,000 feet of greenways; preservation of existing cemetery; desirable density; good street connection within development; and, limited commercial use. Negative aspect is the single entrance permissible by NC DOT. Fire hydrants will be placed as per the fire department's requests.

**City of Trinity Planning and Zoning Department
Zoning Staff Report**

Case #Z06-06CZ

Public Hearing	
Newspaper Notice	December 1, 2006 December 8, 2006
Property Posted	November 27, 2006
Mailed Notice	December 1, 2006
Planning and Zoning Board Public Hearing	December 12, 2006

Site Information	
Requested by	Chuck Jones & W.G. Sink
Property Owner	Donnie Ray Sumner 6658 Kennedy Rd Trinity, NC 27370
Address	Morris Rd
Zoning	Current: RA – County Zoning Proposed: RM – Residential Mixed CS – Community Shopping

Zoning History	
Zoning History	This request is part of an annexation that was filed on August 21, 2006.

Site Analysis	
Long Range Plan Current:	The current Land Use Plan makes no comment or recommendation for this property.
Proposed:	RURAL RESIDENTIAL - Provides a transition between primarily rural areas and the more intensely developed residential and mixed use core of the city. Residential uses in this area are to be low density (one dwelling unit acre) within open space (cluster)

	neighborhoods allowing for smaller lots in exchange for preservation of open space within the neighborhood.
Land Use	The property is currently used for agriculture.
Physical Conditions	The property is rolling pasture with two streams, one that runs along the southern property line and one that runs along the middle of the property.

Aerial Map 1-2



Utilities	
Sewer	Sewer can be made available to this property by installation of a sewer pump station along Morris Rd.

Transportation	
Transportation	This property fronts Morris Rd
Traffic Counts	The closest traffic count to this property is at the intersection of Hopewell Church Rd and NC Hwy 62 – 9,077 - 1999
Transportation Plan	No locally planned street improvements are planned for this area. A future corridor is designated on the High Point MPO Transportation Plan however at this time the City of Trinity does not have a process for acquiring right of way for future transportation corridors.

Permitted Uses		
	RM	CS
Accessory Uses – See Note 1	S	X
Agricultural Uses – Field Crops		X
Apparel & accessory sales		X
Art Galleries		X
Athletic fields, recreational use buildings, playgrounds, swim and racquet clubs (non-profit)	S	
Banks & Savings & Loans		X
Barber & Beauty Shops/Salons		X
Churches, religious congregations & their customary accessory uses excl. cemeteries		S
Clinics, medical, dental, professional		X
Clubs & lodges, (non-profit)		X
Community centers, public/private non-profit, for assembly & recreation	S	
Condominiums	S	
Day care facility, child and pre-School	S	S
Doctors, Dentists Offices		X
Drive-in window services (banks, laundries, restaurants, pharmacies, etc.) where use is permitted in district		X
Dry cleaning & laundry (retail)		X
Exterminating services		X
Family Care Homes – See note 13	X	
Farm machinery sales/service		X
Farm supplies sales, (feed, seed, fertilizer, etc.)		X
Fire, sheriff & emergency services	S	X
Flea markets, (indoors)		X
Florists/Gift shops		X
Funeral Homes		X
Governmental Offices		X
Grocery Stores		X
Hardware, paint & garden supplies, See Note 3		X
Health Club/Spa		X
Hobby and Craft Stores		X
Home furnishing & appliance sales		X
Laboratory, medical & dental		X
Laboratory, research		X
Laundry or dry cleaning		X
Lawn and Garden supplies, See Note 3		X

Library, public		X
Locksmith, gunsmith		X
Manufactured structures temporary, See Note 7		X
Nursery & plant cultivation sales, See Note 3		X
Office supply sales		X
Outdoor storage yards, See Note 3		X
Pharmacy & drug store		X
Photographic Studio		X
Planned Building Groups, Commercial or Industrial		S
Planned unit developments; cluster homes	S	
Post Office, Public Buildings		X
Printing and copy shops		X
Professional & business offices		X
Public utility substations & facilities, See Note 9	S	S
Radio or television studio		X
Recycling Convenience Site		S
Repair, rental & service of products sold within the same district, conducted indoors		X
Residence, apartments, condominiums, townhouses	S	
Residence, cluster developments	S	
Residence, duplex	S	
Residence, planned unit developments	S	
Residence, single-family detached, site built and modular, See Note 10	X	
Restaurants		X
Rooming house	S	
Schools, elementary and secondary	S	
Schools, business/trade		X
Seafood sales		X
Service stations		S
Sign, (manufacturing)		X
Studios, for artist, dancers, gymnastics, martial arts, designers, musicians, photographers		X
Swimming Pool, as Accessory use – See Note 11	X	X
Tailor Shop		X
Taxidermy		X
Temporary offices, (mobile structures for use during construction), See Note 8		X
Theatre, indoor		X
Townhouse Developments	S	
Urgent Care Clinic		X
Veterinary Clinic, No Outdoor Run		X

Proposed Conditions

The proposed conditions are a combined list of suggestion from the developer and staff.

1. A greenway shall be constructed along the two major streams on the property (see site plan).
2. No manufactured homes will be permitted. All homes will be site built.
3. All outbuildings or accessory structures will be architecturally consistent with and or equal quality, design and construction as the primary dwelling unit.
4. Above ground pools shall not be permitted.
5. Fencing – No fences shall be more than six feet high. Chain length fencing shall no be permitted.
6. Design Features – the following design features shall be utilized.
 - A. Garages – all single family and multi-family dwellings with accessory garages, either detached or attached shall utilize at least one of the following three options:
 1. Garage Off-Set: A front loading garage shall be offset and stepped back form the front building line by at least six (6) feet or;
 2. Garage as Percent of Façade: Garages shall not compromise more than fifty (50) percent of the linear length of the ground floor, street facing façade of the primary building containing a dwelling unit or;
 3. Side Loaded or Rear Loaded Garages: Utilization of a side loaded or rear loaded garage to minimize the impact of the garage door on the streetscape.
 - a. Additional Design Features for more than Two Car Garage – no more than two (2) one care garage doors or one two car garage door may be located on the same architectural plane. Architectural planes for additional sets of garage doors shall be off-set by a minimum of twelve (12) inches.
7. The development shall have a 25' foot vegetative buffer in areas where development will abut existing residential development (Red Fox Rd, Shannon Dr and the northern boundary or the site)(see site plan).
8. The existing cemetery shall be preserved and maintained in good condition by the homeowners association or by a land conservancy, historic preservation society of other government agency (see site plan).
9. All development shall comply with all other rules and regulations of the City of Trinity.
10. Any minor changes to the site plan that do not involve the above conditions shall be reviewed and approved at the time of the preliminary plat submission by the Planning and Zoning Board. Any change to the above conditions must be resubmitted to the

Planning and Zoning Board and approved by City Council.

11. List of Permitted Uses – See above

Planning and Zoning Staff Comments

Positive Aspects of Site Plan

1. **72.67 acres of open/recreation space** – A considerable amount of the open/recreation space is from a conservation easement that the property owner has dedicated and flood prone property. On top of that land the proposed developers have designated additional land for open/recreation space including greenways outside of the streams to connect future residents to the main greenway, additional trails around storm ponds to make them more attractive, a community park, a designated area to park campers and boats and preservation of a historic cemetery.
2. **10,000 ft of greenways** – The proposed development has over 10,000 ft of greenways along the stream and connections from the street. When the City has a developed parks and recreation department and a developed greenway system this will provide excellent connection to other parts of the City.
3. **Preservation of Existing Cemetery** – The proposed developers have agreed to preserve the existing cemetery either through a Homeowners Association or dedication to a historic society or other government agency.
4. **Desirable Density** – The proposed density for this development is 2.38 units per acre. Broken down by use the density is 1.9 units per acre for single family homes and 3.74 town home units per acre.
5. **Good Street Connection Within Development** – The street network has a limited number of dead-end streets and provides for good mobility within the development.
6. **Limited Commercial Use** – The proposed developers has limited the number of commercial uses so that any commercial activity would not look imposing or out of place with the proposed or current development in that area.

Negative Aspect of Site Plan –

1. **One Entrance** – Considering the size of the development staff will consult with NCDOT, the Guil-Rand Fire Department and the developers to see if a second entrance could be added.

d. Public Hearing

Mark Geda, Land Planner from Stimmel & Associates, 600 North Trade Street, Winston-Salem presented plans for proposed rezoned area request #Z06-06CZ. Stimmel & Associates has managed projects similar to this proposed plan. Master plan was presented to avoid a piecemeal approach to development. Rezone 218 acres from RA to RM and CS; acreage to the west includes a hidden valley in Evergreen Subdivision; Shannon Woods lies to the north. Land use Plan does not label this usage. The proposed development will include constructing single family homes abutted to previously constructed single family homes. A conservation district of 10.7 acres has been partitioned to the south. Reserved open space of 61.88 acres will be allocated for recreation and protection of existing cemetery. Open space allocations amount to 35% of total acreage. A constructed recreation area within the development will contain a clubhouse, swimming pool and hiking trails. Limited commercial development is planned adjacent to Morris Road and against the cemetery. The site plans shows 2.38 units/acre; 1.9 unit/acre will consist of single family with 3.7 units per acre representing townhomes. Combined figures plan for 511 total units with 10,000 feet of greenways along the creekbeds. Egress/ingress considered in siteplan by developer. Possible stub could be opened up to Hopewell Church Road, but this is not included in the present plan.

*Chairman Sikes reiterated that there is a three minute limitation to speak out in opposition to siteplan.
The following residents spoke out in opposition to Hopewell Village:*

Mike Lewallen of 6536 Kennedy Road- With 500 + homes, there is concern about where the children will attend school. 200 homes have already been approved to be built adjacent to Steeplegate in addition to the proposed development. Discussed school traffic and overcrowding. Mr. Lewallen feels this plan seems to represent phase one of a potential two phase project with estimated total of 1200 homes.

Chester Ayers of 3498 Circle Court in Evergreen Acres: Spoke against the high density nature of the development. Let environment dictate what can/cannot be developed. Lighting pollution and high density are concerns. Prefers five acre tract development and opposes the plan's shopping area.

Jane Jones of Morris Road: Experiences first hand the overcrowding nature of the schools due to her position as a bus driver. Discussed the need for stormwater management with catch-ponds. Feels there are a lot of unanswered questions which she expects to have answered on January 16, 2006.

Ms. Mickey Phillips of Red Fox Road: Discussed earlier purpose of incorporation. Emphasized keeping Trinity as is- City of vision is now a metropolis area. We do not need the shopping centers since we have neighboring shopping available. What happened to Trinity's dignity?

John Pleasures of Evergreen Acres: Discussed the siteplan's density and questioned its value. He questioned the future development and the location of the pump station. Evergreen Acres is not currently phased for sewer, when will the pre-existing development be added to the sewer construction plans?

Betsy Cumby of 4634 Hopewell Road: Concerned about the commercial plans adjacent to the cemetery. This area is considered sacred to her. She does not want commercial property in the area.

Cindy Helms of Red Fox Road: Echoed sentiment about wanting Trinity to remain a rural environment. Consider residents feelings when making development plans. This siteplan is more than what the residents' need.

Stacy Schaefer of 3928 Evergreen Drive: Resides near the corner of the proposed rezoning. She is concerned about watershed issues of runoff and pollution. Echoed sentiments about wanting to maintain Trinity's rural character. Overcrowding in school district; increasing residential and commercial development creates other concerns of crime. Taking care of our kids should be a priority. She echoed concerns of school overcrowding and crime rates.

Debbie Scott of Evergreen Acres- Trinity is rural, wants this maintained. Traffic and woods are disappearing. This siteplan is too dense. Concerned about single entrance. Back entrance to property could be designed by encouraging someone to sell for egress. Concerns about density of the proposed neighborhood and the single entrance.

Robert Hayne of Carriage House Circle- Moved here for the rural environment. Crime rate can be expected to increase. He is concerned that connector roads, if included into plan, will devalue properties.

Kim Coltrane of 3762 Red Fox Road- Stormwater run off from proposed development is a concern.

William Rutledge of 3752 Red Fox Road- Expects that stormwater run-off will impact his property; emphasized the country nature of Trinity and the desire to maintain Trinity's country atmosphere.

Concerned Resident from Welborn Road- Reviewed minutes on city website. Found information about the Trinity Land Use Plan. An objective of Land Use Plan indicates orderly growth. Feels that the residents' concerns should be priority over developers. Discussed the traffic at the Hopewell Church Road & Welborn Road intersection. Encouraged courage of P&Z committee members to stand up to developers.

Concerned Resident: Drive up Welborn Road, originally Blacksnake Road, go there b/w 7:30 and 8:00 near Steeplegate development.

Eric Craver of Red Fox Road- Built home in 1975. Traffic concerns regarding one egress at the Sumner property near the Exxon Station. Development is unneeded. Increased people, leads to increase in crime and need for schools. Plans include inappropriate development near cemetery. Taxes will increase to pay for services.

Paul McCracken of 3650 Morris Road- Opposes development, agreeing with concerns already expressed. Favors maintaining country lifestyle.

Butch Phillips of Red Fox Road- Deny the project.

Keith Price of Red Fox Road- Favors Trinity's community feel and small community support of school events. Adding 500 + homes will dilute the community feel.

Resident from 3670 Circle Court: Property adjoins the Prices. The development would have a direct negative impact on nature and the country lifestyle.

Jim Hudson of Red Fox Road- Discussed the growth area.

Ms. Mickey Phillips: Residents would prefer to maintain the rural setting of the area. Encouraged committee to speak for residents.

Committee Chairman Sikes closed the Public Comment section.

Rebuttal by Mark Geda, Stimmel & Associates: Storm-water management plans have been accounted for. Project will be constructed in phases and the new residents will become taxpaying residents thereby supplementing Trinity's tax liability. If the road requires widening, it will be done according to DOT specifications. An access point can possibly be added along Hopewell Road, pending DOT approval. Sewer outfall and pump station must be installed first prior to development of homes. Sewer piping could go on either side with allowances for the creek. There has been no instruction to build a crossing across the creek. No plans exist to connect to other subdivisions.

Additional questions by the audience included an inquiry about the 3.2 acre commercial designation. Planner Stumb discussed the zoning regulation of small retail daycare/office or laundry-mat; big box retail and/or auto repair will not be permissible. Mr. Geda, Stimmel & Associates stated that commercial development will be part of the last phase while emphasizing that residences must first be built-out.

Chairman Sikes closed Public Hearing

a. Board Discussion & Recommendation

Committee member Patterson stated that development proposals always focus on the same issues of schools, traffic and road capacity. The project will take a long time and cannot be constructed overnight. The Randolph County School Board and DOT will have time to handle the changes. Member Patterson then discussed Trinity's passage of the \$15 million bond issue. The sewer costs will have to be repaid. Patterson stated that additional residents will help offset the tax burden which is accumulating from the sewer bonds. Patterson favors allowing private property owners to develop their property in compliance with city statutes. To avoid sky high tax rates, development is a necessity.

Committee member Albertson made a motion to deny the request for zoning as requested (if the property were to be annexed), seconded by Committee member Gantt and approved with a 5:3 vote. Committee members Patterson, Maness, and Gibson voted in opposition to denying the Hopewell Village development.

ITEM 7. Comments from the Board

Committee member Norman seeks revisions including a second entrance and a density modification.

Committee member Albertson emphasized the need for a construction entrance in addition to the residential entrance. The impending taxbill of \$500,000 due to the City of Thomasville will require an expanded taxbase which is accommodated by development. Discussion ensued over how to create a taxbase to pay for sewer expenses without an overwhelming increase in Trinity's tax rates.

JR Ewings discussed his hometown affection and historical municipal pride. He emphasized the need for residents to look for positive growth to provide for services. He continued to mention that increased taxes to pay for services are a fact. Infrastructure such as sewer, water and roadways, must be paid for with tax revenues.

ITEM 8. Comments from Staff

Planner Adam Stumb thanked Board for their service in 2006.

ITEM 9. Adjournment

With no other business to discuss, Chairman Sikes called for a motion to adjourn the December 12, 2006 meeting of the Planning and Zoning Board.

Motion by member JR Ewings to adjourn the December 12, 2006 Planning and Zoning Board Meeting at 8:50 pm, seconded by member Maness, and approved unanimously by all members present.